

The Harbours Condominium Association

2020 Annual Meeting of Members

Date: Monday August 24, 2020

Location: Onsite at The Harbours

Meeting called to order at 6:33 pm

Statement of Quorum: 25 Co-owners both in presence and in proxies

Approval of L/Y minutes: Motion to approve Tammi McVeigh, second Paul Turner, all in favor

President Report: Chuck Hajduk

Projects completed.

1. New lawn company is doing great
2. Sealed driveways
3. Repaired 8 driveways
4. Major tree work was completed with a few remaining and will be completed this fall
5. Kayak rack was purchased from Harbour Pointe on the Lake and moved to the canal behind 1117 Audubon and a dock was also installed
6. A place on the kayak rack is \$50 for a season and there are two spots open. Checks need to be sent to CT at Highlander
7. Power washed units
8. No longer calling it the marina, referring to it as board walk or dock slips
9. High water use for a few buildings; check your toilets, etc. for leaking; Highlander will contact owners and have units with highest water usage checked
10. Use the website, information is there for your use: board minutes, governing documents, insurance policies, pest control information and will add newsletter and phone directory
11. Chuck stated he has extra sump pumps
12. Reminded Co-owners, if you have a problem contact Highlander

Treasures Report: Gary Anderson

- Currently we have \$76,372.00 in reserves
- Dues have remained at \$275 for several years; we are close on income to payout and “run the community tight” to avoid yearly increases in association fees
- Need new roofs within next year; the community could do a loan for \$300,000, at 7 years, estimated monthly assessment could be around \$150 increase per month for all units
- Took a preliminary vote to see if Co-owners will approve a loan, the majority raised their hands in agreement to proceed with a voting package

New Business:

- New roofs. See Treasure's Report.

Election of Directors: Two board positions open.

- Gary Anderson was re-elected by acclamation as treasurer
- Austin Rivera accepted nomination from the floor; was re-elected by acclamation to serve as secretary for the remainder of the 2-year term previously held by Jacci Brown; approximately 10 months to serve

Co-owner Open Form:

- Robert Cobb has requested price for cleaning out the canal. Cutting the cattails to the water top will make it easier for water to flow through the canal.
- Behind Tammi McVeigh's unit, still mushy around the drain
- Karen Droz has a square drain at the back of her unit, would like to know what it is for
- Paul Turner said irrigation is not reaching far enough behind his unit, the grass is dead near canal
- Scott Warick says irrigation is hitting his AC unit
- The Armstrong's would like the irrigation to spot watering porch and patio furniture

Adjournment: 8:15 pm

Submitted by Chuck Hajduk & Constance Toles